

Residential Client Full Report

Listings as of July 14, 2009 at 3:38 pm

ST: Active (09/19/08)

MLS#: 80094822 01ELLG

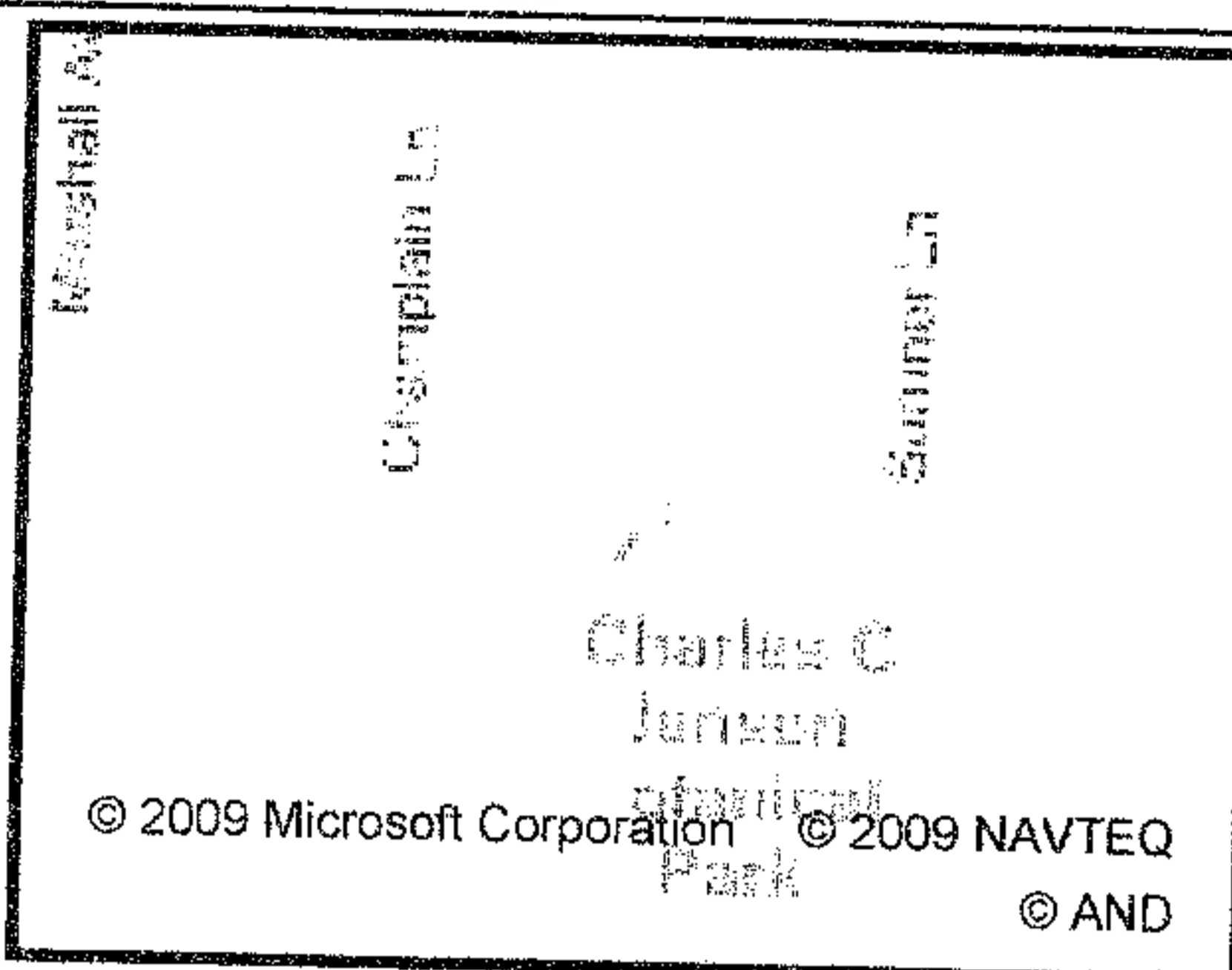
8449 Fair Oaks Blvd Carmichael, CA 95608-2501

Cross Street: Marshall

Map: THOM 279 F-3

Page: 1
Listing Price: \$795,000

VRP: N



Pending Date: DOM: 298
Escrow: CDOM: 300
Escrow #:
Days in Escrow: 0
Selling Date:
Selling Price:
SP % LP:
Selling Price/SqFt:
Financing:

Beds (Possible): 5 (6)
Baths (FH): 5 (5 0)
SqFt Primary Res (Apprx): 4032 Assessor/Auto-Fill
SqFt 2nd Res (Apprx):
List Price/SF: \$197.17
Year Built: 2004
Year Remodeled/Updated:
Acres: 0.459
Lot SF (Apprx): 19994
Lot Dim: 173x162x159x87
Pool (Location): None ()
Pool Type:

Area: 10608
County: Sacramento
APN: 245-0253-018-0000
Zoning: RD2
Map Sec:
Census Tract: 79.05
Approx Elevation:
Subdivision:
Builder: Miller
Model:
Const Est Start: //
Const Est End: //
Stories: 2 Story /
Faces:

Subtype: 1 House on Lot
Subtype Desc: Custom

Style: Mediterranean
CC&Rs: Yes Bonds/Asmts/Taxes: Unknown
B/A/T Desc:

HOA: No
HOA Dues Include:

Carport Spaces:
Garage Spaces: 3
Garage: 3 Car Attached, Garage Door Opener, Guest
Parking Avail, Workshop in Garage
RecParking: RV Access, RV Possible, RV Storage

School County: Sacramento
EL: San Juan Unified
JR: San Juan Unified
SR: San Juan Unified

Priv Assn Amen:

Disc/Reports: CLUE Report Avail, NHD Available, TDS
Available

Terms: Cash, Conventional, Submit

Heat: Central, MultiUnits, Natural Gas

Site Loca: Cul-De-Sac, Gated Community, Public Trans Nearby
Site Desc: Shape Irregular, Stream Year Round, Trees Many, View Special

Air: Central, MultiUnits

Rooms: Den/Study, Downstairs Bedroom, Master Bedrooms 2+, Media Room

Feat Misc: Patio Uncovered

Baths: Double Sinks, Shower Stall(s), Tile, Tub

Landscp: Fenced Back, Sprinkler Auto F&R

Mast Bed: Closet Walk-In, Sitting Area

Mast Bath: Double Sinks, Shower Stall(s), Tub Jetted, Window

Roof: Tile
Cnstrct: Frame, Wood
Exterior: Stucco
Foundatn: Raised
Road: Paved, Private
Improvmt: Street Lights
Water: Public District

Laundry: 220 Volt Hook-Up, Cabinets, Gas Hook-Up, Inside Room, Sink

Dining: Dining Bar, Formal Room, Space in Kitchen

Kitchen: Counter Granite, Island, Kitchen/Family Combo, Pantry Closet

Applnces: Cook Top Gas, Dishwasher, Disposal, Ice Maker Plumbed,
Microwave B/I, Oven Elec B/I, Refrigerator B/I, Wine Refrigerator

Fireplc: 1, Family Room, Gas Log, Gas Piped

Sewer: In & Connected
Utility: 220 Volts, All Public, Natural Gas, Underground

Energy: Ceiling Fan(s), Dual Pane Full

Oth Strc:
Restrict:

Floor: Carpet, Tile

Horse Prp: No
Horse Amn:

Disabilty:

Equipmnt: Cable TV Available, Cable TV Installed, Central Vacuum, Central
Vac Plmd, DSL Possible, MultiPhone Lines, Window Furnishings

MBR: 19x15	BR2: 18x16	BR3: 17x14	BR4: 15x14
LR: 15x13	FR: 19x16	KIT: 18x14	DR: 15x13
OTH1: 15x13	OTH2: 20x18	OTH3:	OTH4:

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Property Description: Carlton Manor*Gated Mansion Across From Jensen Botanical Park on Private Lane*Grand Entry*Wrought Iron Railing*Sumptuous Rooms*Elegant Decor*Mint Condition*Superior Finishes*Game/Media Room*Fabulous Kitchen*Stainless Appliances*Slab Granite Counters*Wine Refrigerator*Huge Family Room*Surround Sound*Oversized Bedrooms*Second Master/Guest Suite*Crown Molding*Seasonal Stream*Heavily Treed Property*RV Access/Parking*Stamped Concrete Drive/ Patio*Plantation Shutters*Imperfect Smooth Walls*A Must See!

Directions to Property: Secluded Behind Beautiful Wrought Iron Gates Down a Paved Private Lane*Strong Curb Appeal*Private Yard Looks Like Greenbelt Across from Jensen Botanical Park*Fair Oaks Between Marshall and Hollister

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